

WQIA for CBE-09-095 – 219 St. Cuthbert.

Staff report for the July 8, 2009, Chesapeake Bay Board public hearing.

This staff report is prepared by the James City County Environmental Division to provide information to the Chesapeake Bay Board to assist them in making a recommendation on this assessment. It may be useful to members of the general public interested in this assessment.

Summary Facts

Applicant	John C. and Joan E. Moon
Land Owner	Same
Location	219 St. Cuthbert, Williamsburg, Virginia
Parcel Identification	3721000050
Staff Contact	Patrick Menichino Phone: 253-6675

Project Summary and Description

John C. and Joan M. Moon, have applied for an exception to the Chesapeake Bay Preservation Ordinance (Ordinance) for an encroachment into the RPA buffer, for the construction of a new single family residence, attached deck, and patio. The lot is located in Fords Colony and was recorded after the 1990 adoption of the Ordinance. Following the Ordinance revisions in 2004, a perennial feature and wetlands adjacent to the rear of the property was identified thereby requiring a 100' landward RPA buffer. The lot is 0.331 acres in size and the RPA buffer encompass approximately 80% of the lot or 0.266 acres. The proposed single family residence will encroach into the seaward 50' RPA buffer.

An RPA mitigation planting plan has been provided along with the exception request for your review. The plan proposes to mitigate for the 3359 SF of impervious impacts in the RPA impacts by planting (8) native canopy tree, (16) native understory trees, and (26) native shrubs within the buffer to help filter runoff. The amount of native plantings proposed meets the standard mitigation planting requirements of the County. In addition the applicant has proposed the installation of a infiltration trench BMP, 3' wide x 2' deep x 51 in length to capture runoff from the imperious areas.

Staff evaluated the request for the single family, and because the encroachment extends into the seaward 50' RPA buffer, according to the Ordinance it cannot be granted by administrative exception. The Board has in the past reviewed and granted exceptions for single family residences within the 50' seaward RPA buffer.

Staff offers the following information as guidance to the Board concerning this application.

1. The applicant has applied for an exception to allow for 3359 SF of impervious encroachments within the RPA buffer to allow for the construction of a single family residence.
2. The applicants have submitted an RPA mitigation planting plan that meets the standard mitigation planting requirements of the County. In addition the applicants propose an infiltration trench BMP to capture runoff.
3. Staff evaluated the potential adverse impacts of this proposal and determined them to be moderate but mitigated appropriately.

Brief History

The lot was recorded after the adoption of the Ordinance, and no RPA existed on the lot at that time. In 2004 the Ordinance requirements related to the determination of perennial flow were changed requiring that perennial water bodies be identified based on a field evaluation. A perennial feature at the rear of the lot was identified requiring that a 100 foot RPA buffer be established on the lot. This 100 foot RPA buffer encompasses about 80% of the lot.

In this case, the exception request is for a impervious encroachments within the seaward 50 foot buffer which according to the Ordinance does not qualify for an administrative exception. Therefore in accordance with section 23-14 of the Ordinance, an exception must be processed by the Chesapeake Bay Board after a public hearing.

Water Quality Impact Assessment (WQIA)

Under Section 23-14 of the amended Ordinance, a water quality impact assessment (WQIA) must be submitted for any proposed land disturbing activity resulting from development or redevelopment within RPAs.

The applicant has submitted the required information as outlined in the *James City County Water Quality Impact Assessment Guidelines*. The applicant has submitted a WQIA for this project and proposes to mitigate for the impacts to the RPA by planting, (8) native canopy tree, and (16) native understory trees and (26) native shrubs, in the RPA on the lot to help filter nonpoint source pollution. In addition, the applicants propose the installation of an infiltration trench BMP to capture runoff.

The issue before the Board is the addition of the 3359 SF of impervious area within the RPA buffer. The Board is to determine whether or not this is consistent with the spirit and intent of the Ordinance and make a finding based upon the criteria outlined in Section 23-14(c) of the Ordinance.

Recommendations

Staff has evaluated potential adverse impacts of this proposal and determined them to be moderate but the RPA mitigation proposed should adequately mitigate any impacts.

If the Board votes to approve the exception request, then staff recommends that the following conditions be incorporated into the approval:

1. The applicant must obtain all other permits required from agencies that may have regulatory authority over the proposed activities, including a James City County building permit if required.
2. The mitigation trees proposed shall be a minimum of 1" in caliper and 6'-7' tall, all shrubs proposed shall be 3-5 gallon size, and 15"-18" tall minimum. The species of the shrubs shall be approved by the Environmental Division prior to installation.
3. Full implementation of the RPA Mitigation Plan submitted with the WQIA and any additional Board mitigation requirements shall be guaranteed through the provisions of the Ordinance contained in Sections 23-10(3) d. and 23-17(c), a form of surety satisfactory to the County Attorney.
4. This exception request approval shall become null and void if construction has not begun by July 8, 2010.

Staff Report prepared by: _____

Patrick T. Menichino
Compliance Specialist

CONCUR:

Scott J. Thomas,
Secretary to the Board

Attachments: